



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 28, 2006

Department: Zoning, Building, and Planning **Staff Contact:** Mari Simbaña, Program Planner

TITLE: PUBLIC HEARING: Preliminary Plat approval for a 257-lot subdivision known as Las Leyendas (SC-40003)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the January 4, 2006 public hearing, the County Planning Commission voted (6 to 0; Becerra excused) to recommend approval of the request for a preliminary plat approval for a two hundred fifty-seven (257) lot subdivision to be called Las Leyendas Subdivision on Lots 35, 36, 47-50, 54, 94, 95, 111 –123, 178-192, 268-282, Tracts A, B, C, R, and open space tract of Solana Subdivision, T10N R6E, located west of Mountain Valley Road between I-40 and Frost Road, zoned A-2 with a Special Use Permit for a Planned Development Area, containing approximately 618.67 acres (Attachment 1).

The applicant provided Bernalillo County with a Letter of Intent (September 19, 2005) from Entranosa Water and Wastewater Association meeting the requirements of the Subdivision Ordinance thereby satisfying the County Development Review Authority who deemed this Preliminary Plat application complete on October 13, 2005. On November 18, 2005, Office of the State Engineer (OSE) issued a negative opinion on the proposal for Las Leyendas Subdivision. This opinion letter arrived after the 30-day response period as outlined in the Bernalillo County Subdivision Ordinance.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (January 6, 2006)
2. County Planning Commission Information Packet
3. Updated Letter of Commitment from Water Provider (September 19, 2005)
4. Preliminary Plat (Commissioners Only)

STAFF ANALYSIS SUMMARY

ZONING, BUILDING, AND PLANNING DEPARTMENT:

Staff recommends approval.